THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bernard C. Rudegeair 744 Newberry Road Nashville, TN. 37205	Commerce Union Bank 1 Commerce Pl, Real Estate Div Nashville, TN. 37239	MAP 102-15 PARCEL 29 8DZ-48460

WARRANTY DEED

BOOK 6389 PAGE 878

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, BARRY JAMES SMITH and wife, JANE S. SMITH hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BERNARD C. RUDEGEAIR and wife, ROSALIE A. RUDEGEAIR hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 220 on the plan of Brook Meade, Section VI, of record in Book 2331, pages 3 and 4, Register's Office for said County.

SAID Lot No. 220 fronts 189.0 feet on the southeasterly margin of Newberry Road and extends back 202.8 feet on the northeasterly line and 222.0 feet on the southwesterly line to a dead line in the rear, measuring 187.6 feet thereon.

BEING the same property conveyed to Barry James Smith and wife, Jane S. Smith by deed from Earl C. Hall and wife, Margaret W. Hall, of record in Book 3872, page 403, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as 744 Newberry Road, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of September, 19 84.

Barry James Smith

Jane S. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 19 84, before me personally appeared Barry James Smith and wife, Jane S. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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The actual consideration or value, whichever is greater, for this transfer is $ 83,500.00.

Bernard C. Rudegeair
Affiant

Subscribed and sworn to before me, this the 24th day of September, 19 84.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

I 52309

IDENTIF. REFERENCE

SEP 26 2 43 PM '84

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

BARRY JAMES SMITH, et ux

to:

BERNARD C. RUDEGEAIR, et ux

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

83500.00- CAMT.
217.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 223.60-
3645A09/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 52309

IDENTIF. REFERENCE

SEP 26 2 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0072089